

WARRANTY DEED

012018

KNOW ALL MEN BY THESE PRESENTS,

That, we, Dennis Bourque and Robin Bourque both of Avon Lake, County of Lorain and State of Ohio,

in consideration of One Dollar and other valuable considerations

paid by Charlotte E. Johnson, of Waterville, County of Kennebec and State of Maine,

the receipt whereof, we do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said Charlotte E. Johnson, her heirs and assigns, forever,

See Schedule A attached hereto and made a part hereof

TO HAVE AND TO HOLD the aforegranted and bargained premises, with all the privileges and appurtenances thereof to the said Charlotte E. Johnson her heirs and assigns to her own use and behoof forever.

AND we do COVENANT with the said Grantee, her heirs and assigns, that we are lawfully seized in fee of the premises and that we are free of all encumbrances:

that we have good right to sell and convey the same to the said Grantee to hold as aforesaid; and that we and our heirs shall and will WARRANT and DEFEND the same to the said Grantee, her heirs and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, we the said Dennis Bourque and Robin Bourque joining in this deed as grantors and relinquishing and conveying all rights by descent and all other rights to the above described premises, have hereunto our hands and seals this 14th day of May in the year of our Lord one thousand nine hundred and ninety-two.

SIGNED, SEALED and DELIVERED,
IN PRESENCE OF

Michelle A. Fossett
To Both

Camilla A. Bourque POA
Dennis Bourque by POA of
Camilla A. Bourque

Camilla A. Bourque POA
Robin Bourque by POA of
Camilla A. Bourque

STATE OF MAINE
County of Kennebec, ss.

May 14, 1992

Personally appeared the above named Camilla A. Bourque and acknowledged the foregoing instrument to be her free act and deed.

Before me,

Michelle A. Fossett
Notary Public

Michelle A. Fossett
Notary Public
My Commission Expires
December 24, 1993



47-286 TRANSFER
TAX
PAID
3349

Whole

47-286

SCHEDULE A

A certain lot or parcel of land situated in Waterville, in the County of Kennebec and State of Maine, and bounded and described as follows, to wit:-

Beginning at a point which is one hundred (100) feet westerly from the westerly line of a right of way leading from Western Avenue, which right of way is shown on a plan entitled "Property of Alice M. Cyr, Waterville, Maine", made by Harry E. Green, C.E. on January 2, 1944 and recorded in Kennebec Registry of Deeds, Plan Book 14, Page 70 and one hundred sixty (160) feet from the southerly line of Nudd Field, so-called; thence running southerly, parallel to the westerly line of said right of way eighty (80) feet to a point; thence running easterly at right angles to the last mentioned bound one hundred (100) feet to the westerly line of said right of way; thence running northerly in the westerly line of said right of way eighty (80) feet; thence running westerly at right angles one hundred (100) feet to the point begun at.

Being a lot numbered sixteen (16) on a plan entitled "Property of Alice M. Cyr, Waterville, Maine", made by Harry E. Green, C.E. on January 1944 and recorded in Kennebec Registry of Deeds, to which plan reference is hereby made.

Together with a right of way, in common with others, to pass and repass, on foot and with vehicles, on the rights of way as indicated on the above described plan. Subject, however, to a right of way, now owned by the Trustees of The Coburn Classical Institute, on the easterly side of said lot, for the purpose of ingress and egress to and from Libbey Field, so-called, from said Western Avenue, and subject also to the rights reserved on the deed from A. Perley Stevens et al. to Edmond Cyr and Leon C. Tebbetts dated November 21, 1925 and recorded in Kennebec Registry of Deeds in Book 332, Page 81, said rights of way being on the forty (40) foot right of way as shown on plan.

The above described lot is hereby conveyed subject to the following restrictions which are to run with the land, to wit:- No dwelling for more than two families is to be built or placed on said lot and no single dwelling on said lot is to cost when completed less than four thousand dollars (\$4,000.00), and no double dwelling house is to cost, when completed, less than six thousand dollars (\$6,000.00), and only two (2) garages appurtenant to said dwelling shall be placed on said lot, and no huts or shanties shall be placed on said land, and no part of said building or dwelling on said lot, excluding bay windows, piazzas, porticoes, porches and doorsteps, shall be nearer than twenty (20) feet to the line of the street which said building or dwelling faces; excepting, however, that dwellings and buildings, excluding bay windows, piazzas, porticoes, porches and doorsteps erected and placed on lots 5, 6, 7, 8, 9, 10, 11, 12, 13 and 14 on and according to the plan entitled "Property of Alice M. Cyr, Waterville, Maine", may be erected and placed on said lots up to, but not nearer than fifteen (15) feet to the line of the street which said dwelling or building faces.

Being the same premises described in a deed to Dennis P. Bourque and Robin M. Bourque from William C. Murphy and Barbara A. Murphy dated November 12, 1986, recorded in the Kennebec County Registry of Deeds in Book 3058, Page 072.

RECEIVED KENNEBEC SS.

1992 MAY 18 AM 9:00

ATTEST: *James R. B. Brown*
REGISTER OF DEEDS